

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Official Eligibility Determination
(OAHF use only)

OAHF1403

Rev. 9/98

Date _____ Initials _____

- ☐ Determined Eligible – National Register
☐ Determined Not Eligible – National Register
☐ Determined Eligible – State Register
☐ Determine Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5SM.1687/THAS.65**
 2. Temporary resource number: **N/A**
 3. County: **San Miguel**
 4. City: **Telluride**
 5. Historic Building Name: **Unknown**
 6. Current Building Name: **Brooks House**
 7. Building Address: **309 N. Oak Street**
 8. Owner Name and Address: **Wendy G. Brooks**
 P. O. Box 1151
 Telluride, CO 81435

Parcel number(s):

456536407008**THLD RATING:**

Primary - Noncontributing With Qualifications to District
Garage - Noncontributing With Qualifications to District

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **43N** Range: **9W**
SW ¼ of NW ¼ of SW ¼ of SE ¼ of Section 036
10. UTM reference (Datum: NAD27)
 Zone: **13** **252912 mE** **4202637 mN**
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lots 3, 5, Block 3**
 Addition: **Dakota Addition** Year of addition: **1901**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **Length: 81 feet x Width: 30 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
20. Special features:
Porch
Chimney
Fence
Balcony
21. General architectural description:
This is a historic, 1890s, 1.5-story, wood frame dwelling with a tall 1.5-story addition to its west elevation. The original house is supported by a low coursed sandstone foundation, and its exterior walls are clad with painted white 1" by 4" corner boards. The original cross gable roof is steeply-pitched, with wood shingles, and with painted white and brown boxed eaves. A red brick chimney with a corbelled cap is located on the north-facing roof slope. A gable ornament with spindlework is located in the façade's upper gable end. An upper half-story addition to the front (east) end of the south-facing roof slope incorporates a glass-in-wood-frame door which opens onto a balcony. The house's asymmetrical façade faces toward Oak Street on the east elevation. A stained brown wood-paneled door, with one upper sash light, enters the south end of the façade from a 2-step wood porch. The porch features a wood plank floor, an open wood railing, squared cannonball columns, and a shed roof. A canted hip-roofed bay, with three 1/1 double-hung sash windows, penetrates the façade wall to the north of the porch. Another canted bay is located on the south elevation beneath the balcony. Windows elsewhere are primarily either 1/1 double-hung sash or non-historic awning type windows.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features:

This property is located on the west side of North Oak Street in the block north of Galena Avenue. A small planted grass front yard and narrow side yards to the north and south of the house are nicely landscaped. A low sandstone retaining wall parallels the front sidewalk. A painted white picket fence encloses the backyard.

24. Associated buildings, features or objects:

Shed (THAS #65)

A small secondary building is located near the rear southwest corner of the property. This building's wood floor joists rest on concrete blocks, and its exterior walls are clad with painted cream yellow, wide, horizontal wood siding, with painted salmon color 1" by 4" corner boards. The front gable roof is steeply-pitched, and is covered with wood shake shingles. A 4-light window is located in the west elevation's upper gable end. The entry door, located on the east elevation, opens into the backyard.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1896** Actual:

Source of information: **Sanborn Insurance maps, February 1893 and December 1899**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Sanborn Insurance maps reveal that this house was built in the years between 1893 and 1899. The large addition to the west (rear) elevation dates to circa 1987.

30. Original location: ☒ Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/Single Dwelling**

34. Site type(s): **Single family dwelling**

35. Historical background:

Sanborn Insurance maps indicate that this house was built between February of 1893 and December of 1899. Biographical information about the home's owners and residents through the early 1900s has not been thoroughly researched. More recent San Miguel County Assessor records indicate that this property has been owned by Wendy G. Brooks since October of 1976.

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36. Sources of information:

San Miguel County Assessor records.**San Miguel County Property Appraisal Record.****Sanborn Insurance maps, August 1886, October 1890, February 1893, December 1899, July 1904, November 1908, October 1922.****Simmons, Laurie and Whitacre, Christine. Historic Building Inventory Record, May 1986.**

VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual).

☒ Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

7-505.A.1. The structure is representative of a unique historical social activity of an era

7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location

7-505.A.3. The structure was an historically or architecturally important public building

7-505.A.4. The structure has a unique historical significance beyond a local level

7-505.A.5. The parcel was the site of an important historic event or activity

7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Settlement**40. Period of significance: **1878-1913**41. Level of significance: National: ☒ State: Local:

42. Statement of significance:

This property is historically significant for its association with Telluride's residential development beginning in the 1890s. It is also architecturally significant for its Late Victorian era features, including prominent bay windows, decorative porch elements, and an ornate gable ornament in the façade's upper gable end. Due some loss of integrity, though, both the primary residence and the shed should be rated as "noncontributing with qualifications" resources within the Telluride National Historic Landmark District.

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43. Assessment of historic physical integrity related to significance:

This building displays a less than optimal standard of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, Office of Archaeology and Historic Preservation - setting, location, design, materials, workmanship, feeling and association. The original building's integrity has been compromised by the construction of a large addition. The addition's materials are compatible with the original dwelling; however, its roof line projects well above the historic roof line, and its windows are generally also not compatible with those of the original house.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**
Local landmark eligibility field assessment: **Not Eligible / Noncontributing With Qualifications**
45. Is there National Register district potential? Yes ☒ No
- Discuss: **This property is located within the Telluride National Historic Landmark District.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒
46. If the building is in existing National Register district, is it: Contributing Noncontributing ☒ N/A:

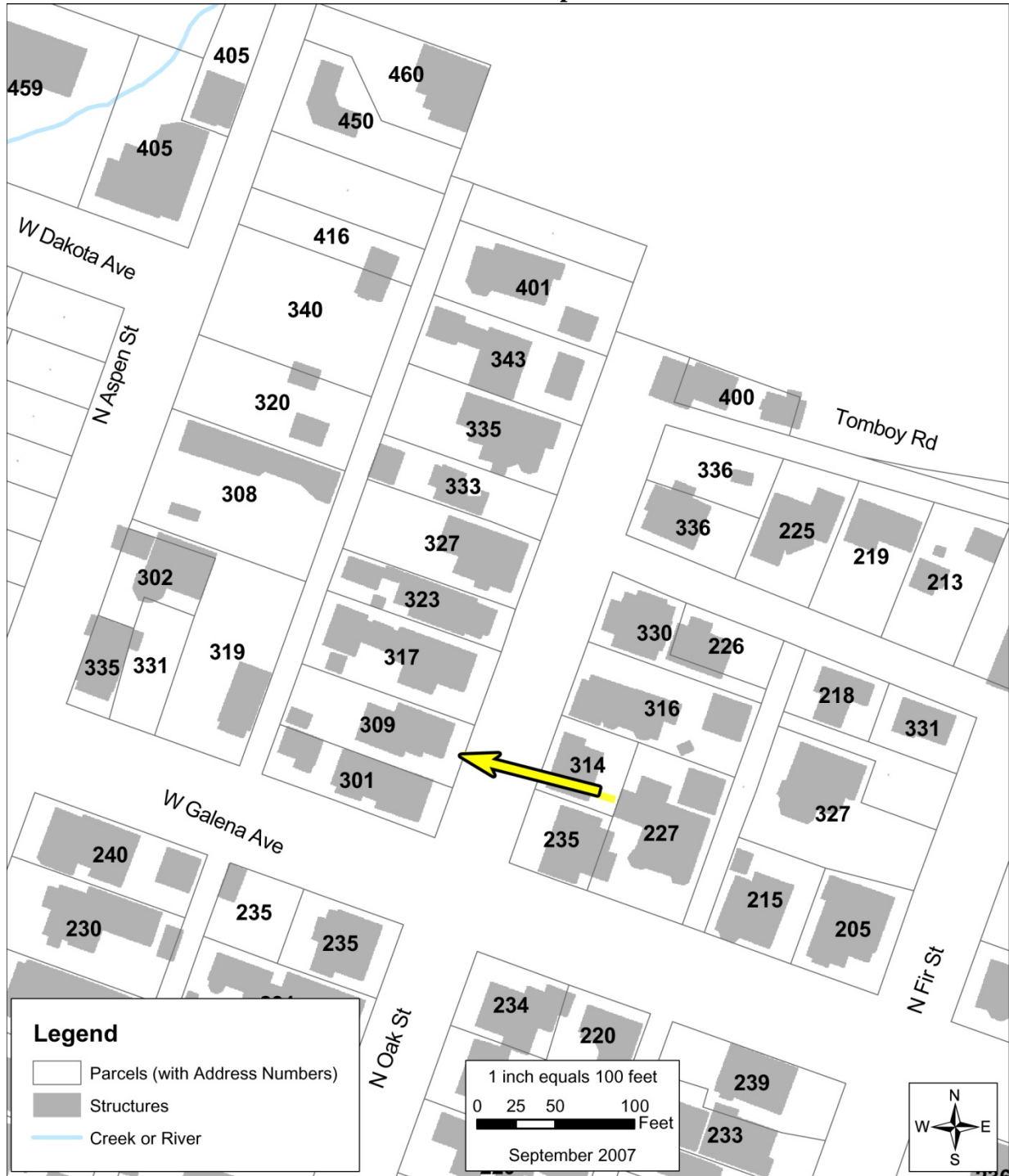
VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|------------------------------------|
| 47. Photograph number(s): | CD #7, Images 163-165, 199-200 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building Dept. |
| 49. Date(s): | 10/15/2007; revised 4/10/2012 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams | | Telluride, CO 81435 |
| | Timothy Wilder | | |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court | | |
| | Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

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Sketch Map



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Location Map

